

**MINUTES OF THE REGULAR MEETING
OF THE
COMMUNITY PLANNING AND DEVELOPMENT BOARD**

July 27, 2004

CALL TO ORDER

Chair Hawley called the meeting to order at 7:00 p.m.

ROLL CALL

Present: Chair John Hawley, Vice-Chair Bill Raney, Annette Napolitano, Earl Warren,
Carol Kempiake, Jim Zwerg,

Alternate Dave Rioux, Tana Wrublik

Absent: Ruben Jimenez

Council Members: Chris Urwiller, Levi Beard

Staff Present: Larry Harmer, Phil Garthright, Denise Lacey, Ian Dowdy, Woody Scoutten,
Scott Rounds and Connie Meadows

APPROVAL OF MINUTES

Chair Hawley asked for a motion to approve the minutes of the July 13, 2004 Regular Meeting. Vice-Chair Raney made a motion to approve the minutes of the July 13, 2004 Regular Meeting, seconded by Member Zwerg. The motion passed unanimously.

WITHDRAWALS/CONTINUANCES: NONE

5. NEW BUSINESS:

5A. SP04-240: FIRE STATION #2:

Request by Jeffery Landtiser, ART Architects, representing the Town of Buckeye Fire Department, for site plan approval for a Fire Station Site on approximately 2.15 acres of land located at the northeast corner of Rainbow Road and Durango Road. Jeff Landtiser of ART Architects presented the proposed site plan. Mr. Scoutten said staff previously addressed all comments concerning this project therefore, no engineering stipulations were needed. Chair Hawley opened the public hearing. **Mr. Dana Hoch** of 22782 W. Mohave St., Buckeye, Arizona inquired if warning lights will be installed to alert residents when a fire vehicle is exiting and what will the noise levels be. Mr. Landtiser advised **Mr. Hoch** that the area is lightly traveled but as the area grows, they may look into an optic signal device on Yuma and Rainbow and the noise increase will be minimal. Chair Hawley closed the public hearing. Vice Chair Raney made a motion to approve SP04-240. Member Rioux seconded the motion. The motion passed unanimously.

5B. PP03-301: APACHE FARMS:

Request by Scott Lenz of United Engineering on behalf of Mike Zipprich; Buckeye 70 L.L.C. for the approval of a Preliminary Plat of a subdivision to be known as "Apache Farms" located generally northeast from the intersection of Broadway Road and Apache Road. Apache Farms will have 277 residential lots on 64.41 net acres for a net density of 4.3 dwelling units per acre. Lyle Richardson of United Engineering, on behalf of Mike Zipprich, Buckeye 70 L.L.C., presented exhibits showing the land use and gave an overall description of the project. Mike Zipprich was also available for comments. Mr. Richardson stated that stipulation "k" is agreeable; however, the exact number of traffic signals may be less than eight (8), but will be sufficient to accommodate development within this section of land. Mr. Richardson explained the wording in stipulation "t" might not comply with this project. Chair Hawley recommend that stipulation "t" remain as is, however, when and if a request for an extension is proposed, the Board, at that time, may request staff to examine the wording of stipulation "t". Portion of discussion involved the Roosevelt Irrigation District (RID) canal and possible flood/sheet flow issues. Vice Chair Raney asked that the Dairy issue be made aware of in the public report. Chair Hawley opened the public hearing. **Mr. Fred Dickmen** of Buckeye, Arizona asked if letters were sent to nearby residents describing the project, what the buffer zone will be, and in which direction any excess water on the Southeast corner will flow? Mr. Richardson explained that normal guidelines were followed in notifying the nearby residents, a buffer zone of 300 feet is planned, and under the current plat more storm water will be maintained on site. **Mr. Robert Hunt** of PO Box 128, Buckeye, Arizona requested the easement be turned back over to the residents. Mr. Zipprich explained that was not an option. There being no further comments from the public, Chair Hawley closed the public hearing. Member Warren, made a motion to approve PP03-301. Member Zwerg seconded the motion. Member Rioux opposed the motion to approve PP03-301. The motion passed.

5C. PP03-349: TYLER RANCH:

Request by Scott Lenz of United Engineering on behalf of Perry Mathis / Buckeye 50, L.L.C. c/o Cason Tyler Communities for the approval of a Preliminary Plat of a subdivision to be known as "Tyler Ranch" located generally one-quarter of a mile north of the northeast intersection of Broadway Road and Apache Road. Tyler Ranch will have 306 residential lots on 70.86 net acres for a net density of 4.32 dwelling units per acre. Lyle Richardson of United Engineering on behalf of Mike Zipprich; Buckeye 70 L.L.C., presented exhibits showing the land use and gave an overall description of the project. Mike Zipprich was also available for comments. Chair Hawley opened the public hearing. **Mr. Fred Dickmen** of Buckeye, Arizona asked about the density of roadways for accommodation of school busses and fire trucks. **Ms. Jane Hunt**, of 210 S. 6th St., Buckeye, Arizona, and **Mr. Dana Hoch** of 22782 W. Mohave St., Buckeye, Arizona stated their concerns over the roadway width for accommodation of a school bus. There being no further comments from the public, Chair Hawley closed the public hearing. Member Napolitano made a motion to approve PP03-349. Member Warren seconded the motion. Member Rioux opposed the motion to approve PP03-349. The motion passed.

5D. GPA(m)04-193: RYLAND HOMES:

Request by Gammage & Burnham, representing Ryland, Homes for a Minor General Plan Amendment to change the Town of Buckeye, Land Use District Map on approximately 20 acres of land, located at the northwest corner of Lower Buckeye Road and Jackrabbit Trail, from PR, Planned Residential, to CC, Commercial Center. Manjula Vaz, of Gammage & Burnham, representing Ryland Homes and Mike Amante of Ryland Homes were available for comments. Member Kempiaak made a motion to approve GPA(m)04-193. Member Warren seconded the motion. The motion passed unanimously.

5E. RZ04-192: RYLAND HOMES:

Request by Gammage & Burnham, representing Ryland Homes for the rezoning of approximately 306 acres located at the NEC & SEC of Lower Buckeye & Jackrabbit from Rural Residential to Planned Residential and Commercial Center to comply with the Town of Buckeye Land Use District Map. Manjula Vaz, of Gammage & Burnham, representing Ryland Homes, and Mike Amante of Ryland Homes were available for comments. Chair Hawley opened the public hearing. **Mr. Dana Hoch** of 22782 W. Mohave St., Buckeye, Arizona, asked about the tank site. **Ms. Valerie Linker** of 19351 W. Ashley Dr, Buckeye, Arizona stated her concerns over the project. There being no further questions from the public, Chair Hawley closed the public hearing. Vice Chair Raney made a motion to recommend approval of RZ04-192. Member Kempiaak seconded the motion. The motion passed unanimously.

6. COMMENTS FROM THE PUBLIC: None

REPORT FROM STAFF:

Staff reported that the next Development Board meeting would be on August 10, 2004. Mr. Harmer spoke about the proposed Town of Buckeye, Kiosk program for residential homebuilders, which will be presented before the Development Board on August 10, 2004.

REPORT FROM THE DEVELOPMENT BOARD:

Member Zwerg stated he would like a joint study session between the Development Board, Town Council, Police, Fire and Schools.

ADJOURNMENT:

Chair Hawley made a motion to adjourn the meeting seconded by Vice-Chair Raney. The Meeting adjourned at 9:15 p.m.

John Hawley, Chair

ATTEST:

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Community Planning and Development Board meeting held on the 27th day of July 2004. I further certify that the meeting was duly called and that a quorum was present.

Larry Harmer, Secretary